



**3209, 3700 Seton Avenue SE
Calgary, Alberta**

MLS # A2321216



\$389,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	970 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water

Floors: Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Wood Frame

Foundation: -

Features: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 570

LLD: -

Zoning: MC-2

Utilities: -

Inclusions: NA

Welcome to premium urban living in the heart of Seton. Logel Homes proudly presents "The Atwood 3"—a meticulously upgraded 2-bedroom, 2-bathroom residence designed for effortless modern style and everyday comfort. This bright, open-concept home features premium luxury vinyl plank (LVP) flooring flowing seamlessly through the entire living space, flawlessly paired with upgraded designer tile in both bathrooms. No detail has been overlooked, with upgraded plumbing fixtures throughout adding a refined touch of sophistication to the entire layout. The chef-inspired kitchen serves as the striking centerpiece of the home, showcasing premium slim shaker cabinetry doors with extended 41-inch upper cabinets for a sleek aesthetic and ample storage. Elegant under-cabinet lighting perfectly illuminates the upgraded kitchen backsplash, while a seamless built-in range hood completes the contemporary, streamlined look. The thoughtfully designed floor plan offers exceptional privacy and functionality. The primary suite serves as a true retreat, boasting an upgraded ensuite complete with a highly desirable, comfortable kitchen-height vanity. On the opposite side of the unit, the second bedroom features a space-saving pocket door that provides direct, convenient access to the main 4-piece bathroom, creating a smart "cheater ensuite" layout that is perfect for guests or roommates. The location offers an unparalleled lifestyle in Seton, widely celebrated as Calgary's premier "South Urban District." Designed with true walkability in mind, your front door connects directly to miles of scenic pathways perfect for walking or cycling. You are just steps away from a bustling retail hub featuring local coffee shops, grocery stores, trending restaurants, and boutique shopping. With the world-class Brookfield Residential YMCA and the South Health Campus just minutes away, this unit

delivers the ultimate mix of modern luxury and effortless community convenience!